



# NATRONA COUNTY

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## Development Department

200 North Center Street, Room 202  
Casper, WY 82601

### AGENDA

Natrona County Planning Commission  
Tuesday December 9, 2014 – 5:30 P.M.  
Commissioner's Meeting Room  
200 North Center St.  
Casper, WY 82601

ITEMS ON THIS AGENDA ARE SUBJECT TO A SECOND PUBLIC HEARING BEFORE THE [BOARD OF COUNTY COMMISSIONERS](#) FOR FINAL ACTION. RECOMMENDATIONS BY THE PLANNING COMMISSION ON ITEMS FROM THIS AGENDA MAY BE CONSIDERED BY THE BOARD OF COUNTY COMMISSIONERS AT ITS MEETING JANUARY 6, 2015 AT 5:30 P.M.

1. Approval of the November 10, 2014 Planning Commission Meeting Minutes.
2. **ZC14-0004** – A request by the Natrona County Development Department for a **Zone Map Amendment** from the existing Urban Mixed Residential (UMR) zoning district to the Rural Residential One (RR-1) zoning district, affecting the Antelope Hills Area Subdivisions to include parcels located in Antelope Hills Estates #1 Lots 1-58, Antelope Hills Estates #2, lots 102, 115, 116, 120, 149, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168- 180, 189-192, 199, 200 and Antelope Hills Estate #3 lots 3-54.
3. **ZC14-0005** – A request by Elkhorn Rocks, LLC for a **Zone Map Amendment** from the existing Mountain Residential One (MR-1) zoning district to the Urban Agricultural (UA) zoning district, in Section 36, Township 33 North, Range 79 West, (640 acres) and Section 1, lot 4 (32.56 acres) and Section 2, lot 2 (105.67 acres) Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming.
4. Approval of the 2015 Planning and Zoning Commission meeting dates.

### ---PUBLIC COMMENT---

5. "Public Comment" is a time when citizens may bring forth items of interest or concern that are not on the agenda. Please note that no formal action will be taken on these items during this time, due to the open meeting law provision. However, they may be scheduled on a future posted agenda, if action is required.

*ADA Compliance: Natrona County fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Natrona County Development Department at (307) 235-9435 so that appropriate auxiliary aids and services are available.*



# NATRONA COUNTY

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## Development Department

200 North Center Street, Room 202  
Casper, WY 82601

### MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION NOVEMBER 10, 2014

MEMBERS PRESENT: Harold Wright, Jim Brown, and Tom Davis  
MEMBERS ABSENT: Bob Bailey and Hal Hutchinson

STAFF MEMBERS PRESENT: Jason Gutierrez, and Peggy Johnson

OTHERS PRESENT: Bill Knight

Chairman Wright called the meeting to order at 5:30 p.m.

#### **ITEM 1**

Davis moved and Brown seconded a motion to approve the October 14, 2014 meeting minutes.

**Motion carried unanimously.**

#### **ITEM 2**

Chairman Wright opened the public hearing **PS14-0024** - A request by Rocking K Development, LLC for approval of a preliminary plat for the Salt Creek Industrial Park, a major subdivision consisting of 9 lots on a parcel of approximately 42.1 acres in the Light Industrial (LI) zoning district located in portions of the SW/4 of Section 29, Township 34 North, Range 79 West of the 6<sup>th</sup> Principal Meridian, Natrona County, Wyoming. The property is currently accessed from Salt Creek Highway.

Gutierrez gave the staff report. Staff recommends that the Planning and Zoning Commission act to recommend approval of the Salt Creek Industrial Park preliminary plat request by the Board of County Commissioners.

Staff recommends that the above motions incorporate by reference the findings of fact set forth herein and make them a part thereof.

Discussion between Planning and Zoning Commissioners, and staff and regarding the proposed Preliminary Plat.

Public hearing open

Speaking in favor – Keith Tyler (Casper), Larry Forsberg (Casper)

Discussion between Planning and Zoning Commission and the applicant about a previous zone change and restrictions placed on the subdivision with buffers and residential neighborhoods.

Speaking in opposition – none

Public hearing closed

**Brown moved approval of the Preliminary plat (PS14-0024) as presented by staff including the findings of fact. Davis seconds the motion. Motion carries unanimously.**

Public comment – None

**Commissioner Brown motioned to adjourn meeting at 6:05 p.m. Commissioner Davis seconded the motion. Motion carries.**

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Harold Wright, Chairman  
Natrona County Planning and Zoning Commission

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Renea Vitto  
Natrona County Clerk

# REQUEST FOR ZONE MAP AMENDMENT

ZC14-0004

## STAFF REPORT DECEMBER 9, 2014 PLANNING AND ZONING COMMISSION MEETING

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### GENERAL INFORMATION:

PETITIONER	Natrona County Development Department (Applicant).
REQUEST	Zone change from Urban Mixed Residential (UMR) to Rural Residential One (RR-1) zoning, affecting Antelope Hills 1, 2 and 3.
EXISTING LEGAL DESCRIPTION	Currently described as (1) Antelope Hills Estates No.1 Lots 1-58; (2) Antelope Hills Estates No.2 Lots 102, 115, 116, 120,149, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168-180, 189-192, 199, 200; (3) Antelope Hills Estates No. 3 Lots 3-54
PARCEL ACREAGE	771.56 Acres
LOCATION	Interstate Highway 25 Frontage Road, mile marker 203 through 206 (Approximately 15 miles north of Casper)
EXISTING ZONING	Urban Mixed Residential (UMR) pending zone change to Rural Residential One (RR-1).
SURROUNDING ZONING	
North	Ranching, Agricultural and Mining (RAM)
South	Ranching, Agricultural and Mining (RAM) and Rural Residential One (RR-1)
East	Ranching, Agricultural and Mining (RAM) and (RR-1)
West	Ranching, Agricultural and Mining (RAM)
PUBLIC UTILITIES	Private wells and septic systems
DATE OF APPLICATION	September 30, 2014



REVIEWED BY

Gene Wallace

GENERAL STANDARDS FOR ZONE MAP AMENDMENTS

Definition: An applicant must demonstrate that at least one of the following criteria is met for the approval to be consistent with the Zoning Resolution:

- (1) Is necessary to come into compliance with the Natrona County Development Plan.
- (2) Existing zoning of the land was the result of a clerical error.
- (3) Existing zoning of the land was based on a mistake of fact.
- (4) Existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.
- (5) The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.
- (6) Proposed rezoning is necessary in order to provide land for a community need that was not anticipated at the time of adoption of the Natrona County Development Plan.

**ISSUE 1:** *Does the zone change meet the first criterion—Is necessary to come into compliance with the Natrona County Development Plan?*

**Proposed finding of fact:** Whereas the intent and purpose of RR-1 zoning is to establish and protect an area for low density residential and accessory agricultural uses, the intent and purpose of UMR zoning is to establish and protect a medium to high density residential neighborhood with compatible business uses and future annexation to a municipality.

**The distinction between land uses and the stated intent and purposes of RR-1 zoning versus UMR zoning, especially with regard to intended residential density, has been shown to support the preferences of Antelope Hills Estates residents and the proposed zone change to RR-1 in accordance with current land planning. Therefore, it is the position of the Planning Department that criterion number 1 is met.**

**ISSUE 2:** *Does the zone change meet the fifth criterion—The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area?*

**Proposed finding of fact:** A recent Open-House meeting with the Antelope Hills Estates residents focused on the proposed zone change from Urban Mixed Residential (UMR) to Rural Residential One (RR-1). The residents placed emphasis on the Light Agriculture land use and the allowance of two single family, mobile homes, manufactured homes or seasonal dwellings per lot or tract, both are land uses which are not allowed in UMR zoning and are permitted in RR-1 as a matter of right.

Prior to 1984, Antelope Hills 1 & 3 were zoned (A) Agriculture and prior to 1975, Antelope Hills 2 was zoned (O-D) Open District. The current situation of (UMR) and (RR-1), mixed in the area has resulted in lots that do not allow Light Agriculture (horses, chickens, etc.) adjacent to lots with animals. The enforcement of the two distinct zones is difficult and requires the residents in (UMR) to apply for a Conditional Use Permit (CUP).

**The evolution of preferred land uses clearly shows the changed characteristic of the area. Therefore, it is the position of the Planning Department that criterion number 5 is met.**

**PUBLIC COMMENT:**

To date, the Natrona County Development Department has received significant public comment from Antelope Hills Estates residents in support of the proposed zone change from Urban Mixed Residential (UMR) to Rural Residential One (RR-1).

**STAFF REVIEW:**

Staff proposes a motion and vote by the Planning and Zoning Commission to recommend approval by the Board of County Commissioners of this zone change from Urban Mixed Residential (UMR) to Rural Residential One (RR-1) zoning district because the first and fifth criteria have been satisfied.

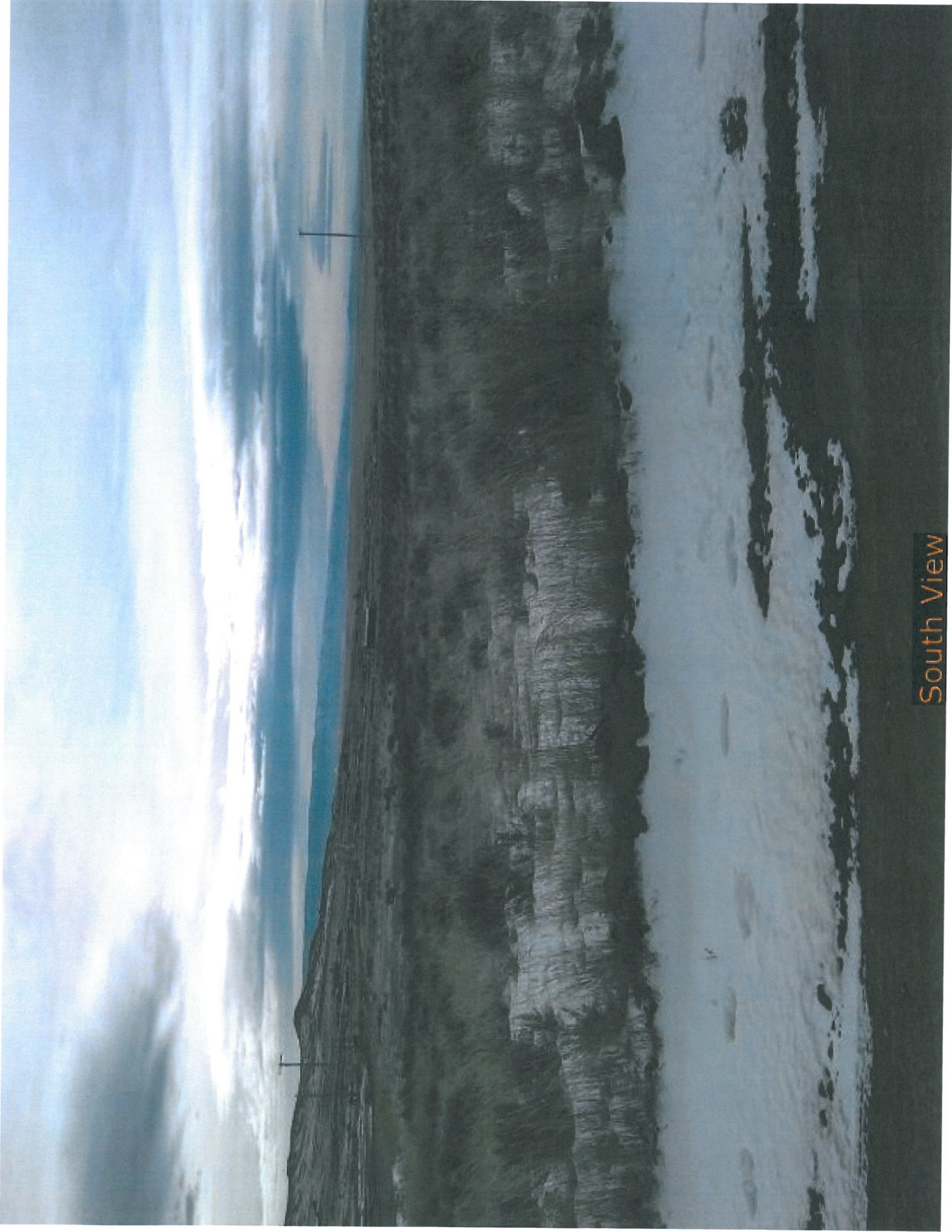
Staff also recommends that the motion incorporate by reference all findings of fact set forth herein and make them a part thereof.



North View



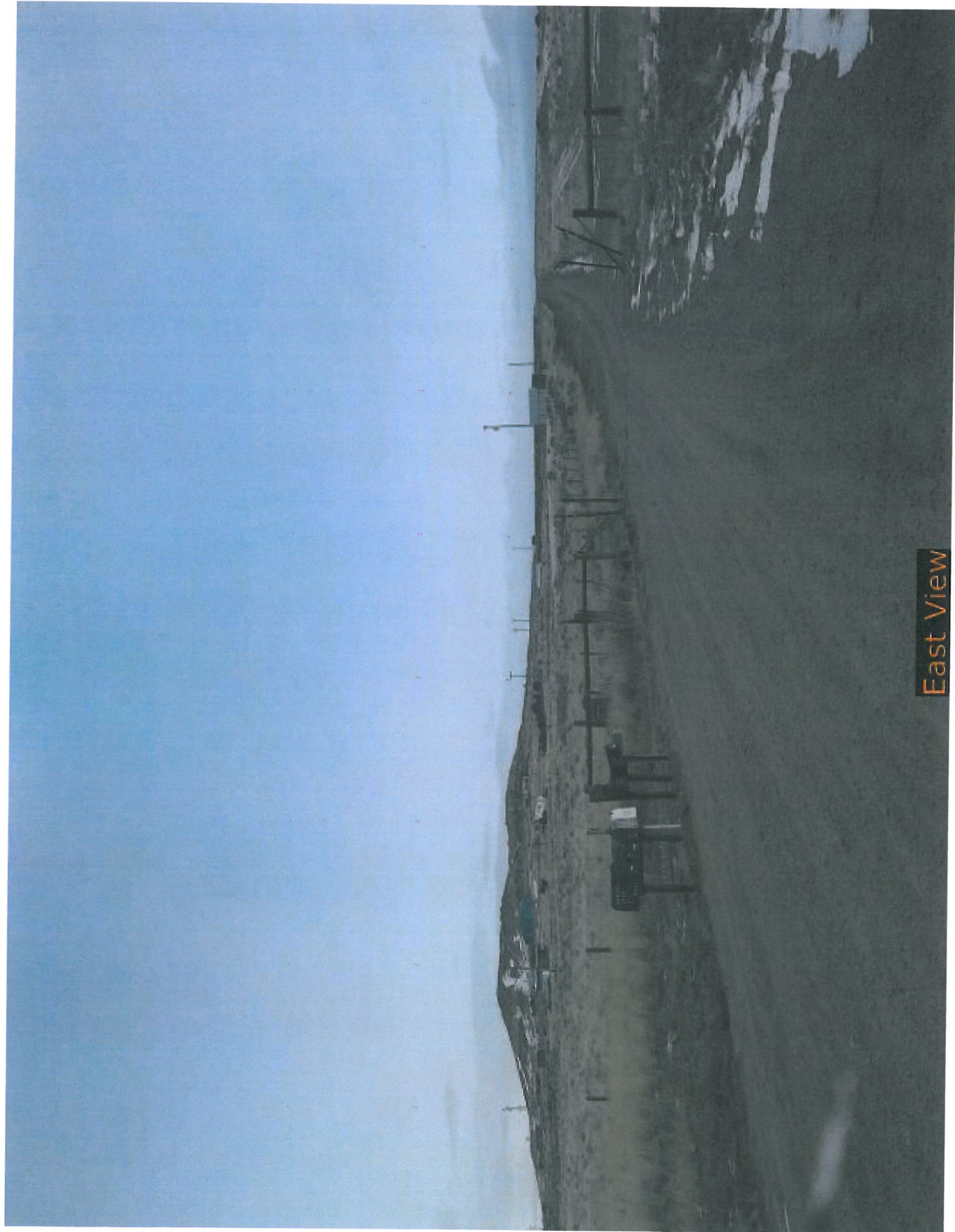




South View

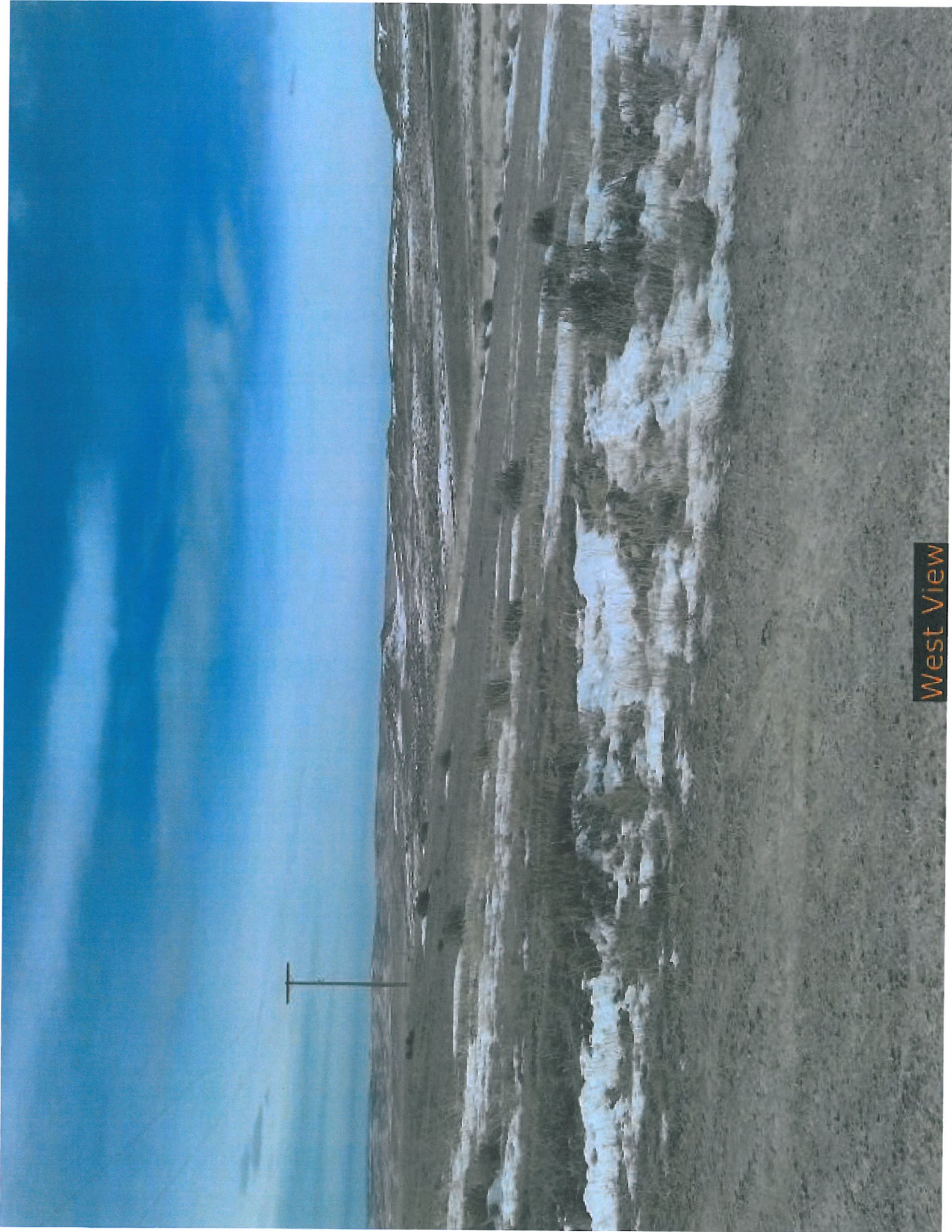


East View





West View



# REQUEST FOR ZONE MAP AMENDMENT

ZC14-0005

## STAFF REPORT FOR DECEMBER 9, 2014 PLANNING AND ZONING MEETING

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### GENERAL INFORMATION:

PETITIONER	East Elkhorn Ranch, represented by David Fertig
REQUEST	Zone change from Mountain Residential One (MR-1) zoning to Urban Agricultural (UA) zoning, primarily affecting Section 36; Section 1-Lot 4; Section 2-Lots 1 and 2; Section 30-Lots 1 and 2 within the East Elkhorn Ranch.
EXISTING LEGAL DESCRIPTION	Currently described as a portion of the SW1/4 Section 29, Township 34 North, Range 79 West of the 6 <sup>th</sup> Principal Meridian, Natrona County, Wyoming.
PARCEL ACREAGE	Proposed rezone 778 Acres, East Elkhorn Ranch 3,000+ Acres
LOCATION EXISTING ZONING	3917 Country Club Road, Casper, WY 82602 Mountain Residential One (MR-1) pending zone change to Urban Agricultural (UA).
SURROUNDING ZONING	
North	Mountain Residential One (MR-1)
South	Urban Agricultural (UA)
East	Mountain Residential One (MR-1)
West	Mountain Residential One (MR-1)
DATE OF APPLICATION REVIEWED BY <u>Zoning History</u>	October 21, 2014 Gene Wallace



Subject property was zoned UA in the 2000 Zoning Resolution, but during the 2004 Casper Mountain rezoned the property to the current MR-1 Zoning.

#### GENERAL STANDARDS FOR ZONE MAP AMENDMENTS

Definition: An applicant must demonstrate that at least one of the following criteria is met for the approval to be consistent with the Zoning Resolution:

- (1) Is necessary to come into compliance with the Natrona County Development Plan.
- (2) Existing zoning of the land was the result of a clerical error.
- (3) Existing zoning of the land was based on a mistake of fact.
- (4) Existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.
- (5) The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.
- (6) Proposed rezoning is necessary in order to provide land for a community need that was not anticipated at the time of adoption of the Natrona County Development Plan.

**ISSUE 1:** *Does the zone change meet the fourth criterion—* Existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage?

**Proposed finding of fact:** The subject property is addressed regarding Neighborhoods 40 – Southeast and MR-1 of the Casper Mountain Plan. The Neighborhood Development Plan includes recommendations of open space, agriculture with slope protection. Natural landscape is steep and irregular public access does not exist and surrounding access is owned by applicant. Roads are impassable during winter months due to snow accumulation accompanied by above-average wind speeds along Casper Mountain foothills. Runoff and storm water discharge from Casper Mountain present significant engineering challenges associated with drainage control and infrastructure development. Development of this property as current MR-1 (establishment and protect areas for low density residential uses, recreational uses, and accessory agricultural uses) would be difficult and are not part of the development of the East Elkhorn Ranch.

**The existing conditions coupled with land ownership make the development as MR-1 difficult. It is the position of the Planning Department that criterion number 4 is met.**

**ISSUE 2:** *Does the zone change meet the fifth criterion—*The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area?

**Proposed finding of fact:** Mountain Residential One (MR-1) zoning was superimposed on certain land tracts previously zoned Urban Agricultural (UA). Subject property is within the Elkhorn Creek drainage and has been redeveloped into primary agricultural use. It is worthy of note that a majority of landowners within a one-mile radius of the proposed zone change have historically as well as currently sought restoration of agricultural land uses. Capture and new beneficial use of natural resources have been the main focus of the East Elkhorn Ranch. Water resources have been redeveloped into hay meadows, irrigated via center pivot, for the harvesting and grazing of livestock. This redevelopment of natural resources and agricultural is consistent with the Urban Agricultural zoning district of prior 2004. Property adjacent to the western boundary of the East Elkhorn Ranch has been gifted to the Nature Conservancy. Consequently, residential development in the gifted area will not be an option. The beneficial use of natural resources including agricultural uses is continuing to provide a necessary product to the community.

**The evolution of an increased agricultural presence in the Casper Mountain foothills area shows the changed characteristic of the area. Therefore, it is the position of the Planning Department that criterion number 5 is met.**

**ISSUE 3:** *Does the zone change meet the sixth criterion--* Proposed rezoning is necessary in order to provide land for a community need that was not anticipated at the time of adoption of the Natrona County Development Plan.

**Proposed finding of fact:** In 2004 when the subject property was rezoned from UA to MR-1 the large amount of natural resources located with this property were not fully understood. Through the applicant's efforts, natural resources such as water and agricultural uses are being redeveloped providing a future community need. These uses are within the UA zoning district of pre 2004.

**Through the applicants development plan the property is providing a need not addressed during the rezoning of the property in 2004 to MR-1**

**PUBLIC COMMENT:**

To date, the Natrona County Development Department has received four (4) public comments in opposition of the zone change proposed hereunder.

PLANNING COMMISSION REVIEW AND PROCEDURE:

The following are options are available to the Planning Commission when making a recommendation to the Board of County Commissioners:

- Approve the application as submitted
- Approved the application subject to conditions
- Deny the application
- Table the application to date specific
- Dismiss or table application indefinitely with consent of applicant

Staff recommends that the motion incorporate by reference all findings of fact set forth herein and make them a part thereof.

## Peggy Johnson

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**From:** Kristi Tatman; HAMM Equipment <ktatman@shovelrepair.com>  
**Sent:** Monday, December 01, 2014 8:10 PM  
**To:** Peggy Johnson  
**Subject:** [SPAM] Rezoning to UA

December 1, 2014

Natrona County Planning & Development  
200 N. Center, Suite 202  
Casper, WY 82601

Attn: Peggy Johnson, Administrative Assistant

Members of Planning & Development

We have very recently become aware of a pending application for a zoning change on land located south and east of Casper, WY. This application has been submitted by Elkhorn Rocks, LLC. The land is currently zoned as Mountain Residential 1 (MR-1), and is proposed to be rezoned as Urban Agricultural (UA).

We all live on Scenic Drive, in very close proximity to this land in question. **We are opposed** to this land being rezoned. Our area is also zoned as MR-1. We purchased land in this area, built homes, or purchased homes in this area in large part due to the natural beauty, serenity, and protection of these attributes offered by zoning.

This proposed zoning change could drastically change our neighborhood, potentially affecting some of the very reasons we chose to live in this area. In addition, we are concerned that changing the area land use could affect our investment by lowering property valuations, especially allowing mobile homes and the miscellaneous conditional use activities which can be allowed under the UA designation.

It is appropriate that this land remain zoned as MR-1. Casper Mountain is one of Casper's most beautiful attractions, and land in the immediate area should protect this beauty that all Natrona County residents enjoy.

In short, rezoning this land to Urban Agricultural opens up a multitude of land use options. These land use options are not desirable to be in close proximity to our neighborhood.

Please reject this rezoning application.

Respectfully,

Virgil & Kristi Tatman  
4927 Scenic Rte  
Casper, WY 82601  
(307) 267-6636

December 2, 2014

Natrona County Planning & Development

200 N. Center

Suite 202

Casper, WY 82601

Attn: Peggy Johnson, Administrative Assistant

Members of Planning & Development

We have very recently become aware of a pending application for a zoning change on land located south and east of Casper, WY. This application has been submitted by Elkhorn Rocks, LLC. The land is currently zoned as Mountain Residential 1 (MR-1), and is proposed to be rezoned as Urban Agricultural (UA).

We all live on Scenic Drive, in very close proximity to this land in question. **We are opposed** to this land being rezoned. Our area is also zoned as MR-1. We purchased land in this area, built homes, or purchased homes in this area in large part due to the natural beauty, serenity, and protection of these attributes offered by zoning.

This proposed zoning change could drastically change our neighborhood, potentially affecting some of the very reasons we chose to live in this area. In addition, we are concerned that changing the area land use could affect our investment by lowering property valuations, especially allowing mobile homes and the miscellaneous conditional use activities which can be allowed under the UA designation.

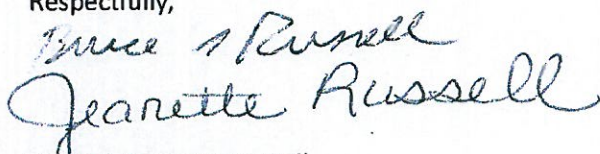
It is appropriate that this land remain zoned as MR-1. Casper Mountain is one of Casper's most beautiful attractions, and land in the immediate area should protect this beauty that all Natrona County residents enjoy.

In short, rezoning this land to Urban Agricultural opens up a multitude of land use options. These land use options are not desirable to be in close proximity to our neighborhood.

I do think MR-1 "conditional use permit" should be modified to allow commercial grazing of livestock on the non-developed land to keep the fire hazard down and to keep the land "healthy".

Please reject this rezoning application.

Respectfully,

Handwritten signatures of Bruce and Jeanette Russell in blue ink. The signature 'Bruce Russell' is written above 'Jeanette Russell'.

Bruce & Jeanette Russell

5390 Scenic Route

Casper, WY 82601-6700

4935 Scenic Route  
Casper, WY 82601

December 3, 2014  
Natrona County Planning & Development  
200 N. Center  
Suite 202  
Casper, WY 82601

Attn: Peggy Johnson, Administrative Assistant

Members of Planning & Development

We have very recently become aware of a pending application for a zoning change on land located south and east of Casper, WY. This application has been submitted by Elkhorn Rocks, LLC. The land is currently zoned as Mountain Residential 1 (MR-1), and is proposed to be rezoned as Urban Agricultural (UA).

We all live on Scenic Drive, in very close proximity to this land in question. We are opposed to this land being rezoned. Our area is also zoned as MR-1. We purchased land in this area, built homes, or purchased homes in this area in large part due to the natural beauty, serenity, and protection of these attributes offered by zoning.

This proposed zoning change could drastically change our neighborhood, potentially affecting some of the very reasons we chose to live in this area. In addition, we are concerned that changing the area land use could affect our investment by lowering property valuations, especially allowing mobile homes and the miscellaneous conditional use activities which can be allowed under the UA designation.

It is appropriate that this land remain zoned as MR-1. Casper Mountain is one of Casper's most beautiful attractions, and land in the immediate area should protect this beauty that all Natrona County residents enjoy.

In short, rezoning this land to Urban Agricultural opens up a multitude of land use options. These land use options are not desirable to be in close proximity to our neighborhood.

Please reject this rezoning application.

Respectfully,



Ron and Rita Iverson  
307-262-3247  
roniverson@juno.com



From: bruce gmail <brussell2756@gmail.com>

To: dinafleming8 <dinafleming8@aol.com>

Subject: zoning

Date: Mon, Dec 1, 2014 6:22 pm

This is the letter we put together. If you agree you would need to print your name and Scenic address and sign it, scan it, then send it to: [pjohnson@natronacounty-wy.gov](mailto:pjohnson@natronacounty-wy.gov) or take it to 200 North center street, room 202.

Thanks,

Bruce

December 3, 2014

Natrona County Planning & Development

200 N. Center

Suite 202

Casper, WY 82601

Attn: Peggy Johnson, Administrative Assistant

received  
12-2-14

Members of Planning & Development

We have very recently become aware of a pending application for a zoning change on land located south and east of Casper, WY. This application has been submitted by Elkhorn Rocks, LLC. The land is currently zoned as Mountain Residential 1 (MR-1), and is proposed to be rezoned as Urban Agricultural (UA).

We all live on Scenic Drive, in very close proximity to this land in question. **We are opposed** to this land being rezoned. Our area is also zoned as MR-1. We purchased land in this area, built homes, or purchased homes in this area in large part due to the natural beauty, serenity, and protection of these attributes offered by zoning.

This proposed zoning change could drastically change our neighborhood, potentially affecting some of the very reasons we chose to live in this area. In addition, we are concerned that changing the area land use could affect our investment by lowering property valuations, especially allowing mobile homes and the miscellaneous conditional use activities which can be allowed under the UA designation.

It is appropriate that this land remain zoned as MR-1. Casper Mountain is one of Casper's most beautiful attractions, and land in the immediate area should protect this beauty that all Natrona County residents enjoy.

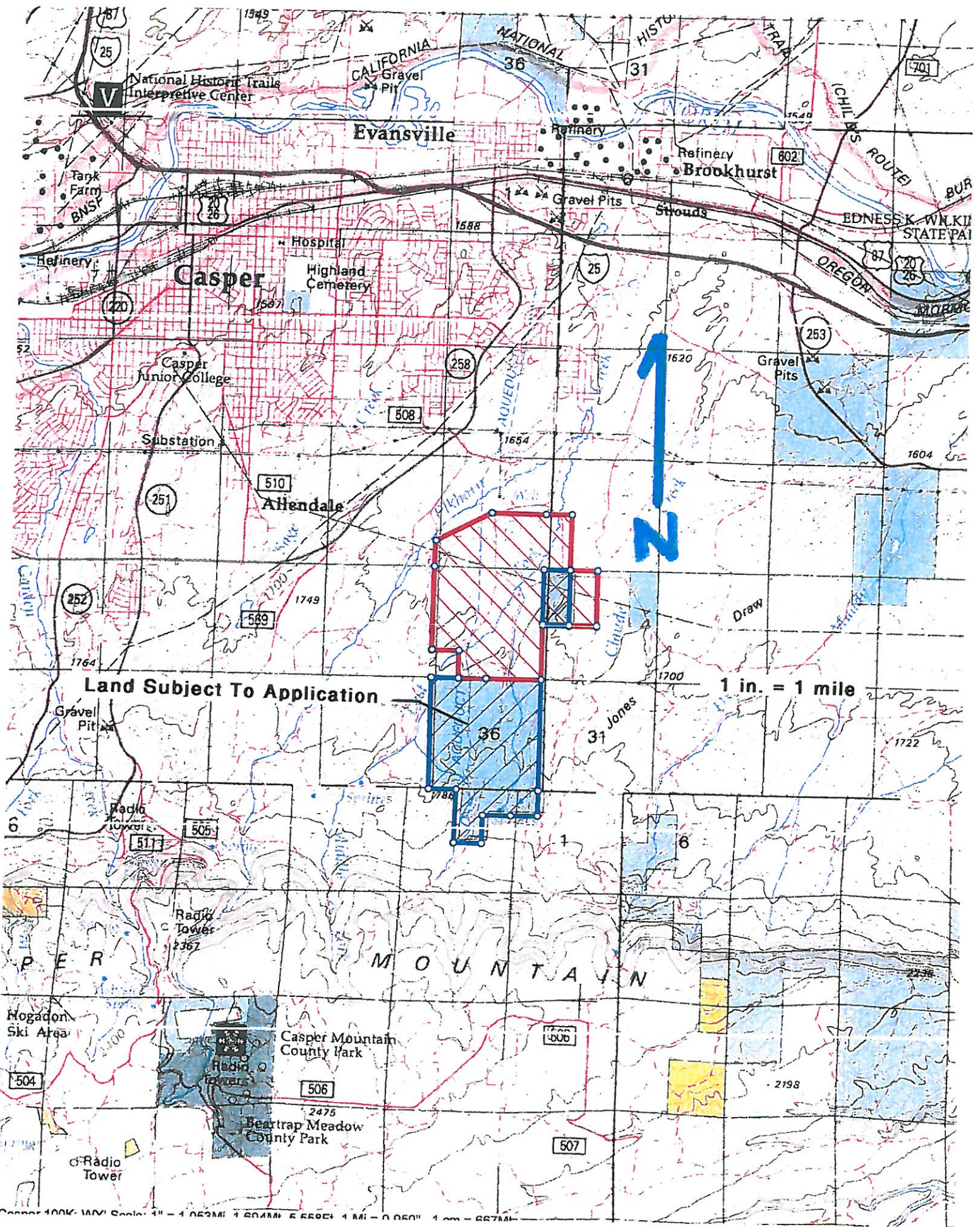
In short, rezoning this land to Urban Agricultural opens up a multitude of land use options. These land use options are not desirable to be in close proximity to our neighborhood.

Please reject this rezoning application.

Respectfully,

Aldina Fleming  
4923 Scenic Rte DR  
Casper, WY 82601  
Dina Fleming





Land Subject To Application

1 in. = 1 mile



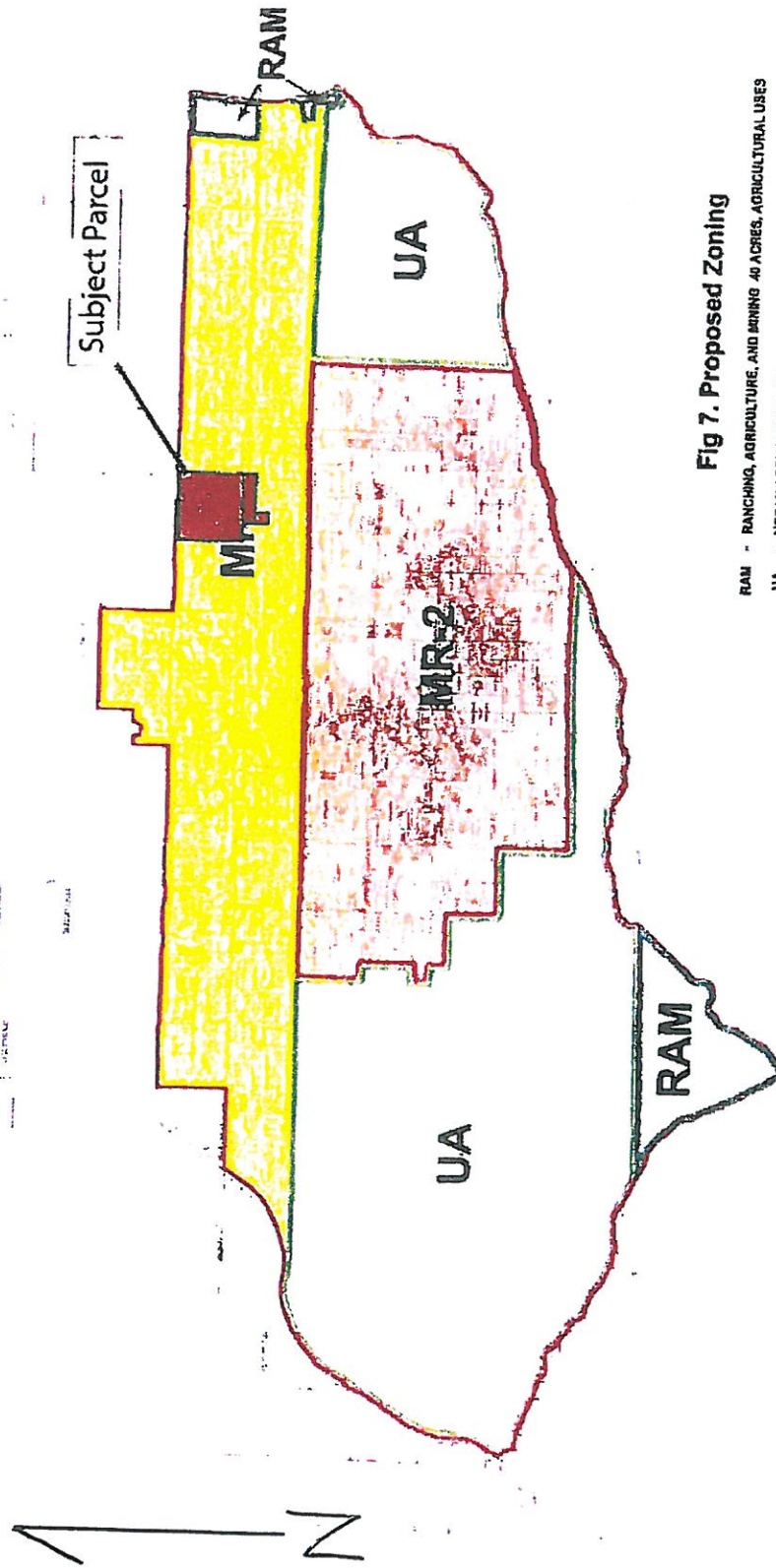


Fig 7. Proposed Zoning



East Elkhorn Ranch



Lands Subject to Application

1 in. = 1/2 mile

Casper Country Club

East Elkhorn Ranch

G-Paula Walter Rev Trust

Julie D Knight

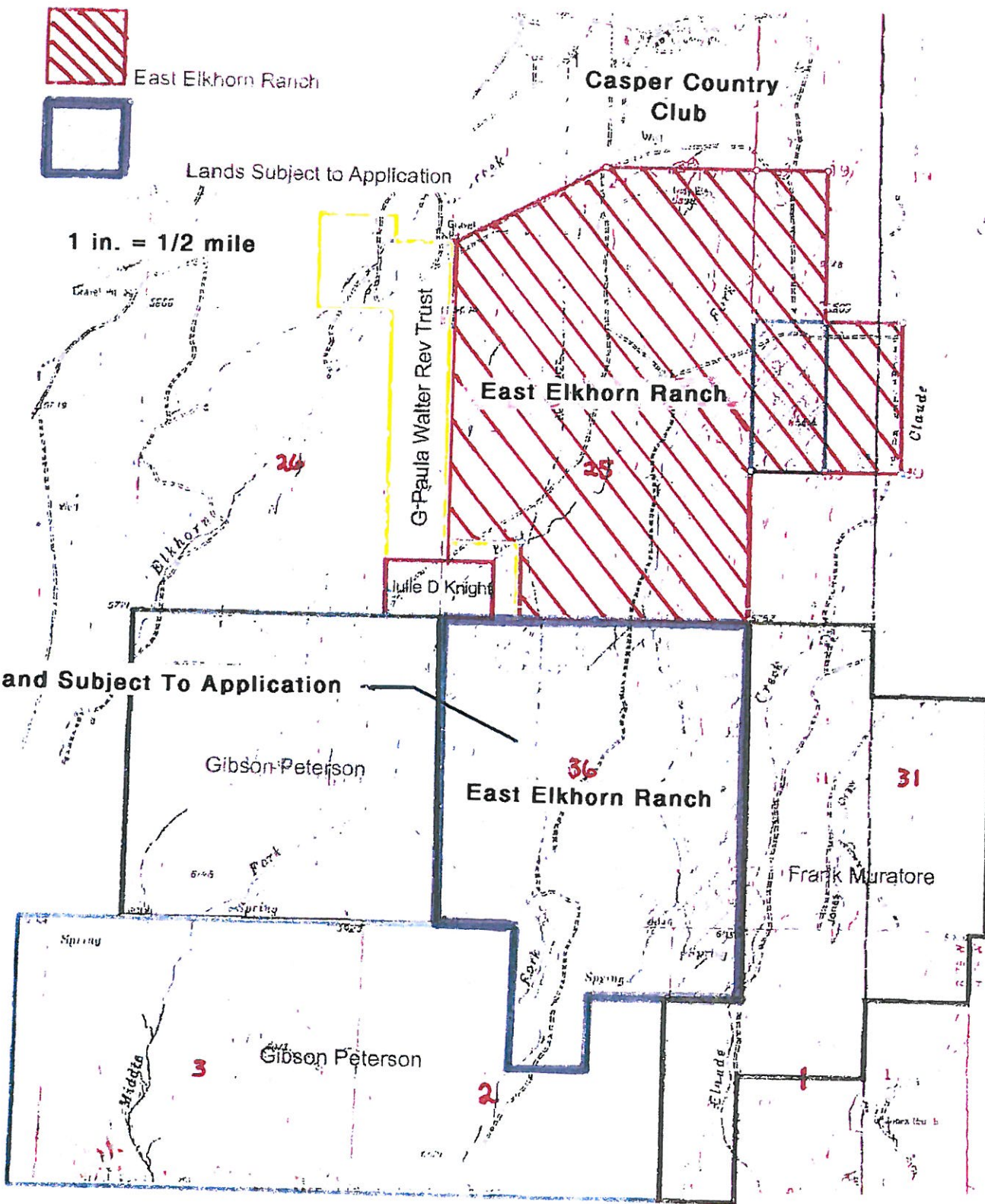
Land Subject To Application

Gibson Peterson

East Elkhorn Ranch

Frank Muratore

Gibson Peterson





MAP TO ACCOMPANY  
NOTIFICATION FOR  
LIMITED MINING OPERATION:

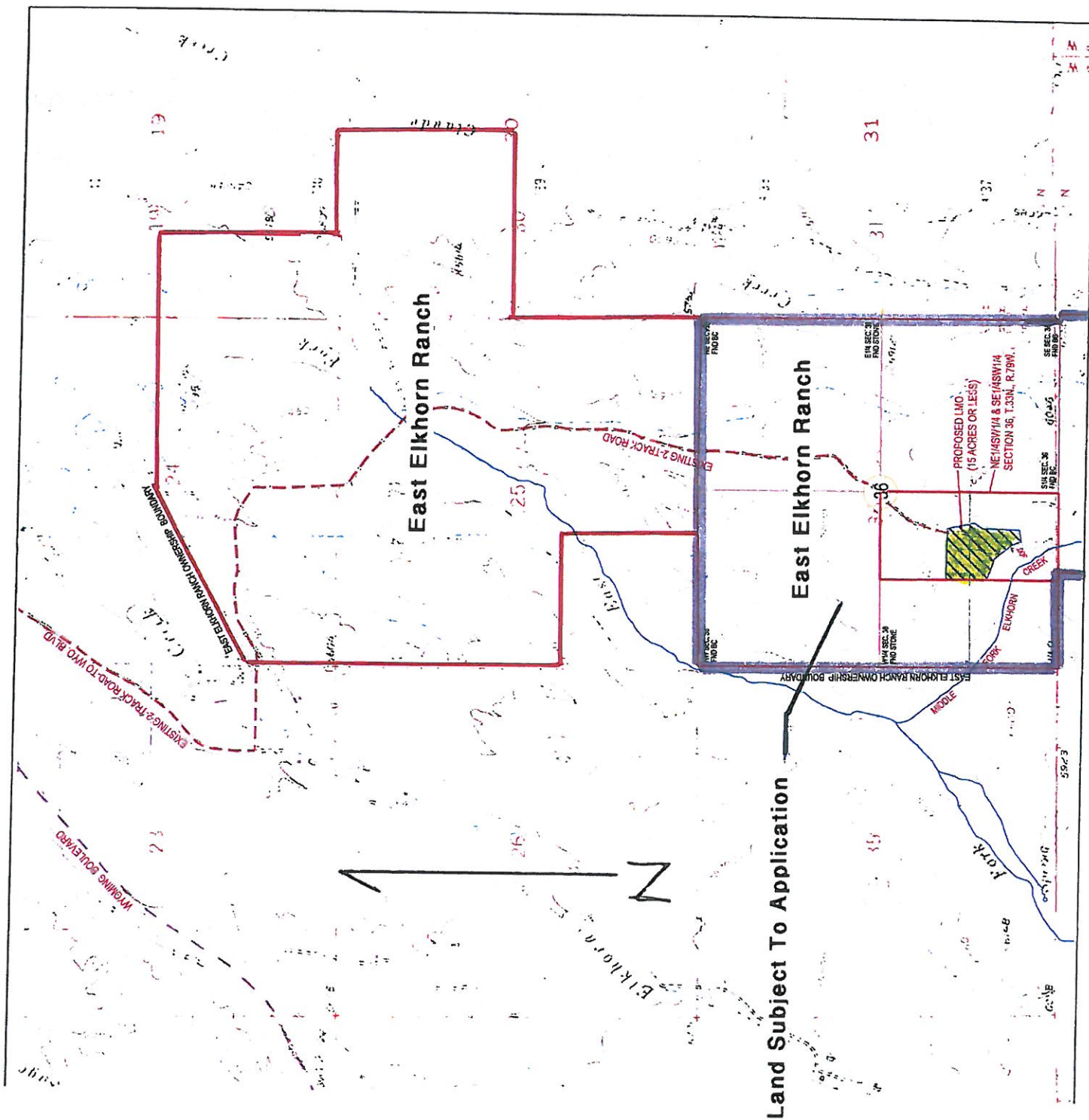
EAST ELKHORN PIT NO. 2

PIT LOCATION:  
15 ACRES LOCATED IN THE  
NE/4SW/4 AND THE SE/4SW/4  
SECTION 36, T.33N., R.79W.

OPERATOR:  
ELKHORN ROCKS, LLC  
441 LANDMARK DRIVE  
CASPER, WYOMING 82609  
307-234-0583

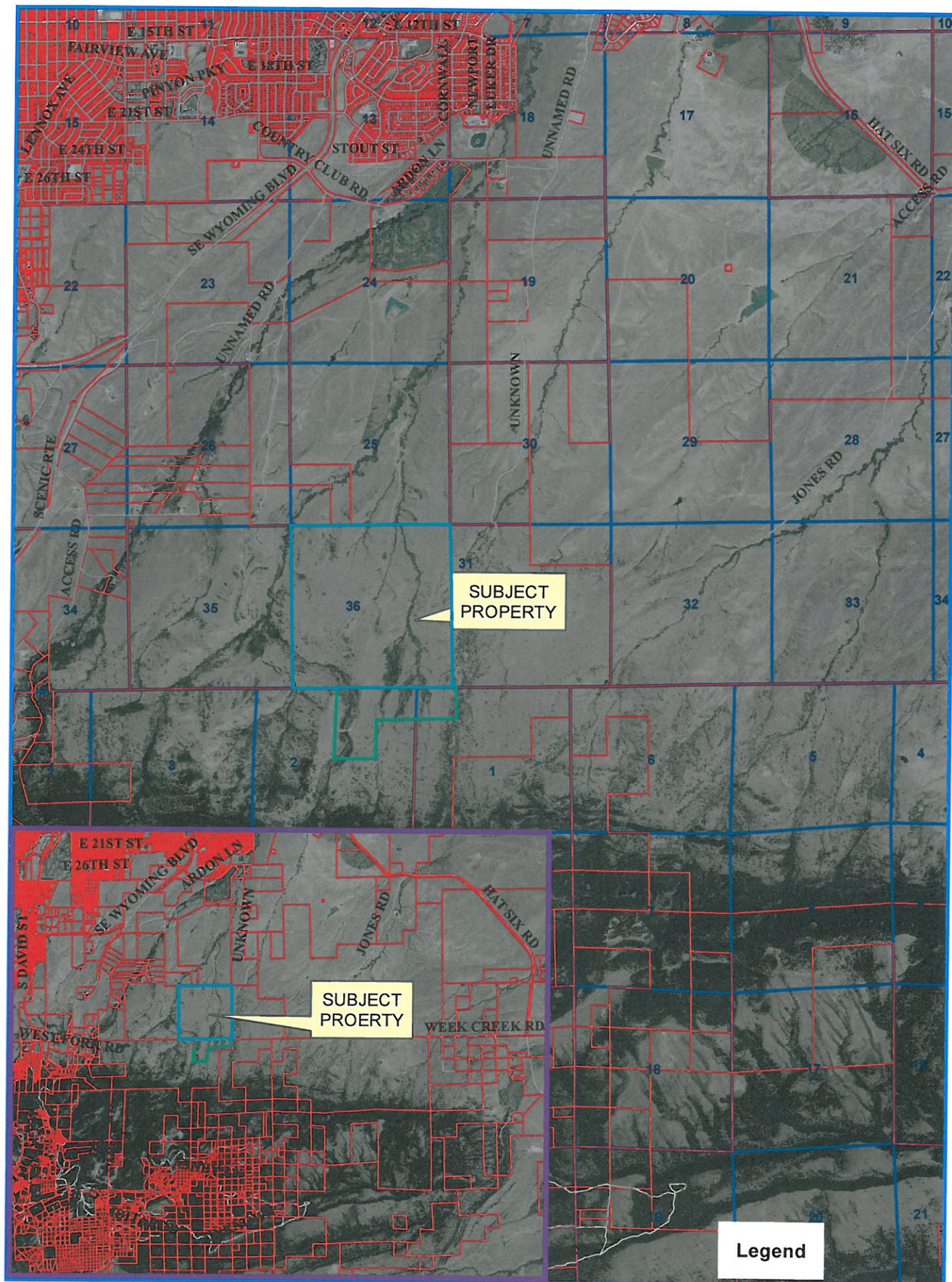
U.S.G.S. TOPOQUAD BASE MAP:  
CASPER, WYOMING  
BROOKHURST

SCALE:  
1" = 2000'



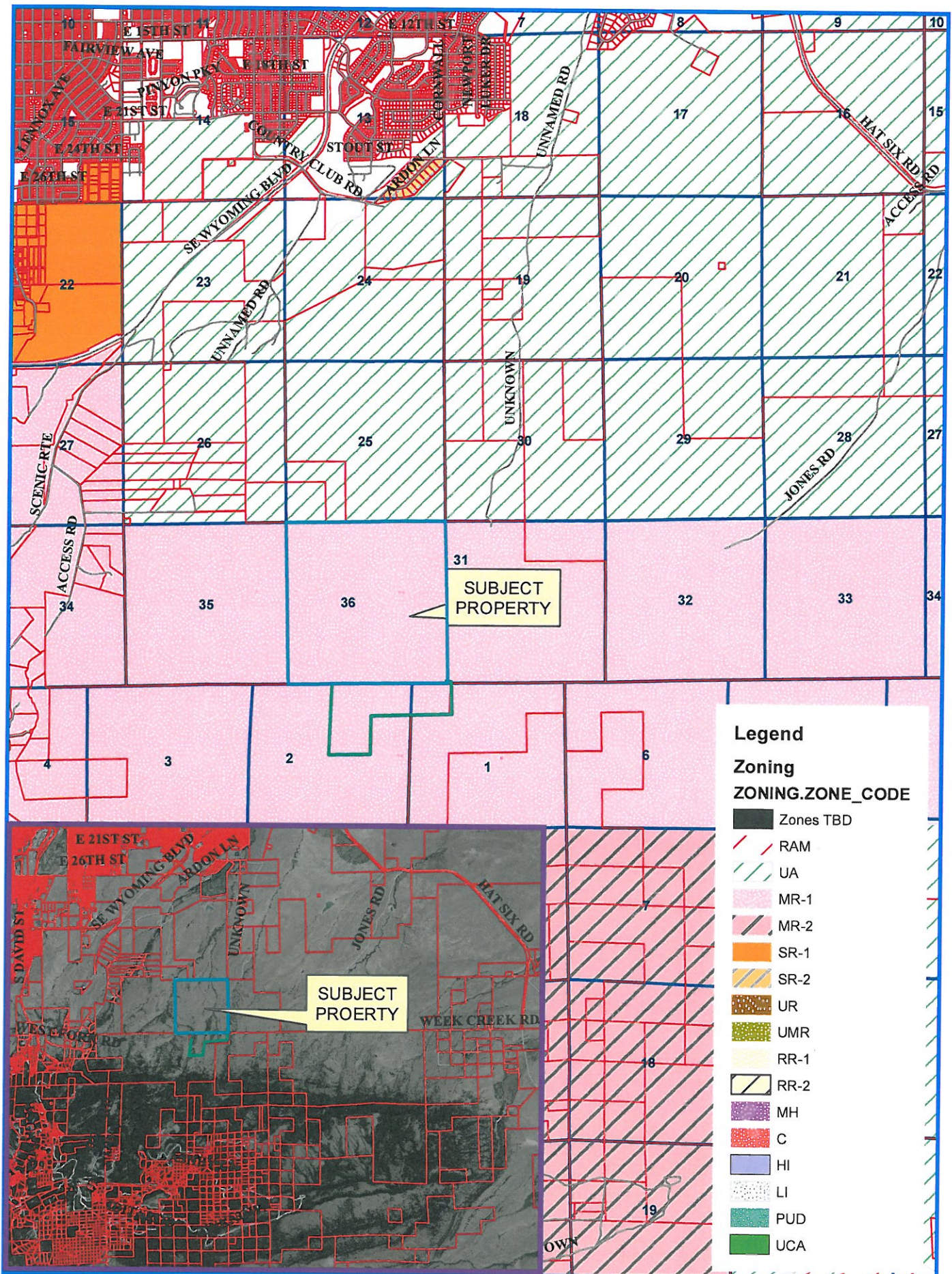


# ELKHORN ROCKS, LLC MR-1 - UA





**ELKHORN ROCKS, LLC MR-1 - UA**

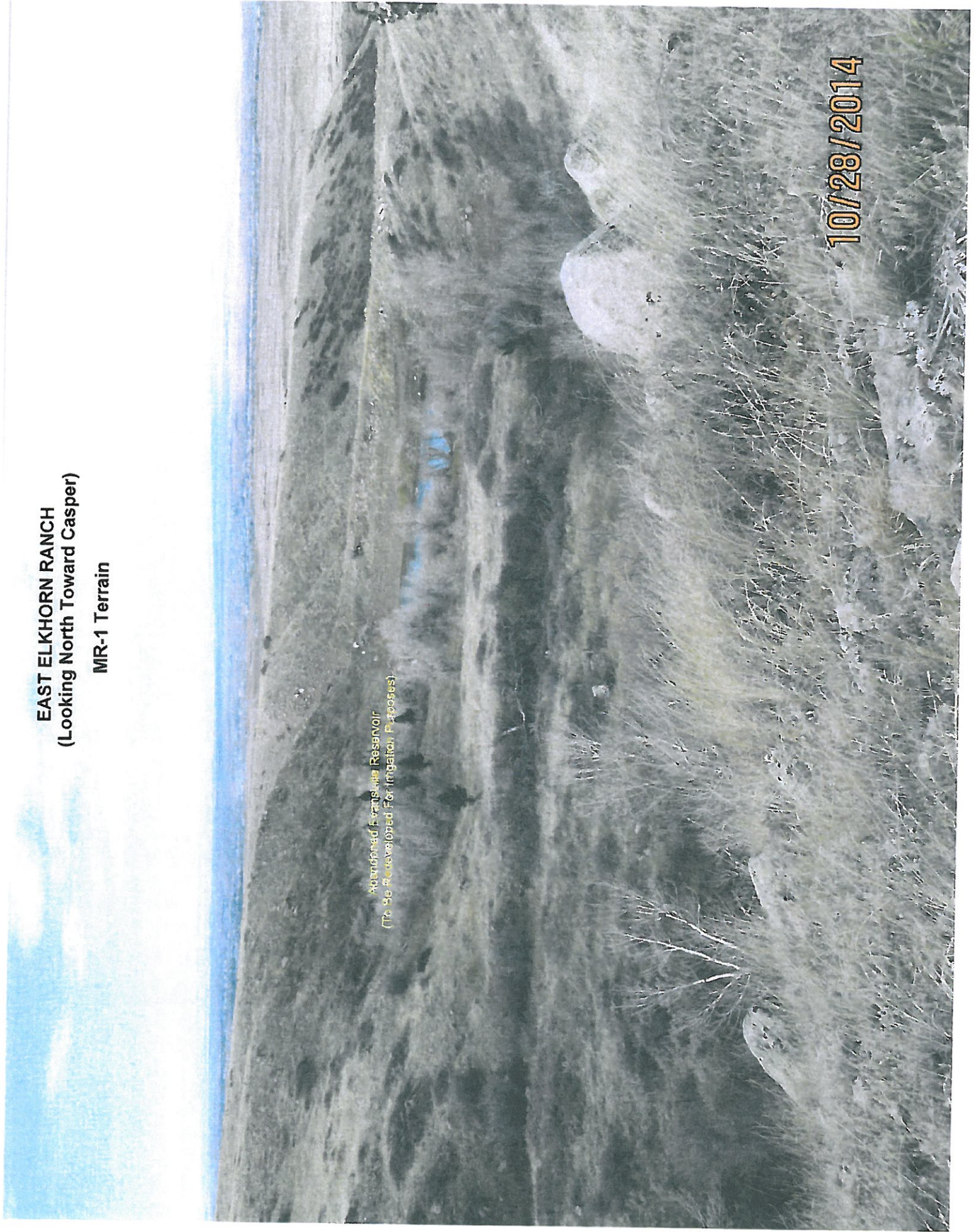




**EAST ELKHORN RANCH**  
**(Looking North Toward Casper)**  
**MR-1 Terrain**

Abandoned Feasibility Reservoir  
(To Be Redeveloped For Irrigation Purposes)

10/28/2014

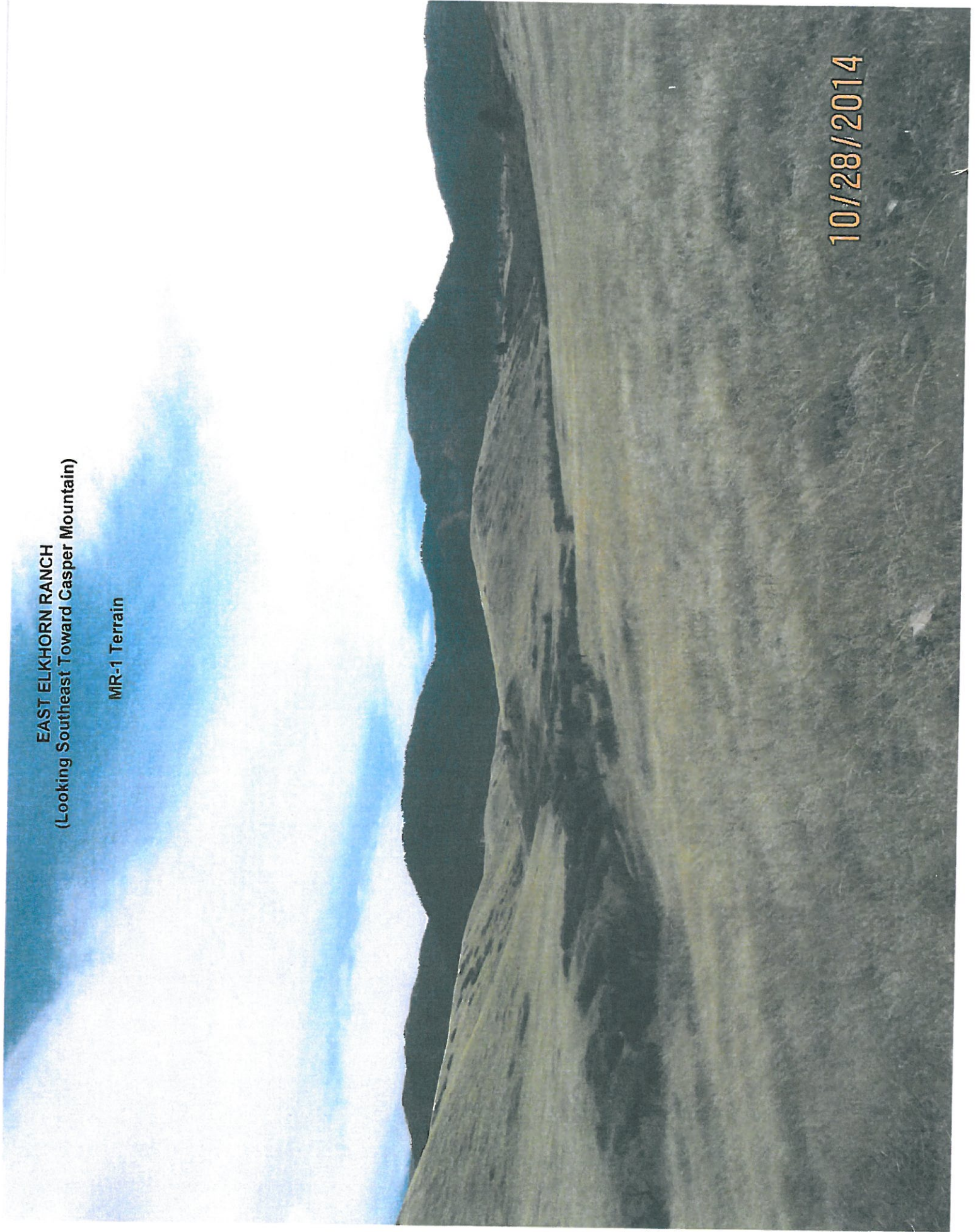




EAST ELKHORN RANCH  
(Looking Southeast Toward Casper Mountain)

MR-1 Terrain

10/28/2014

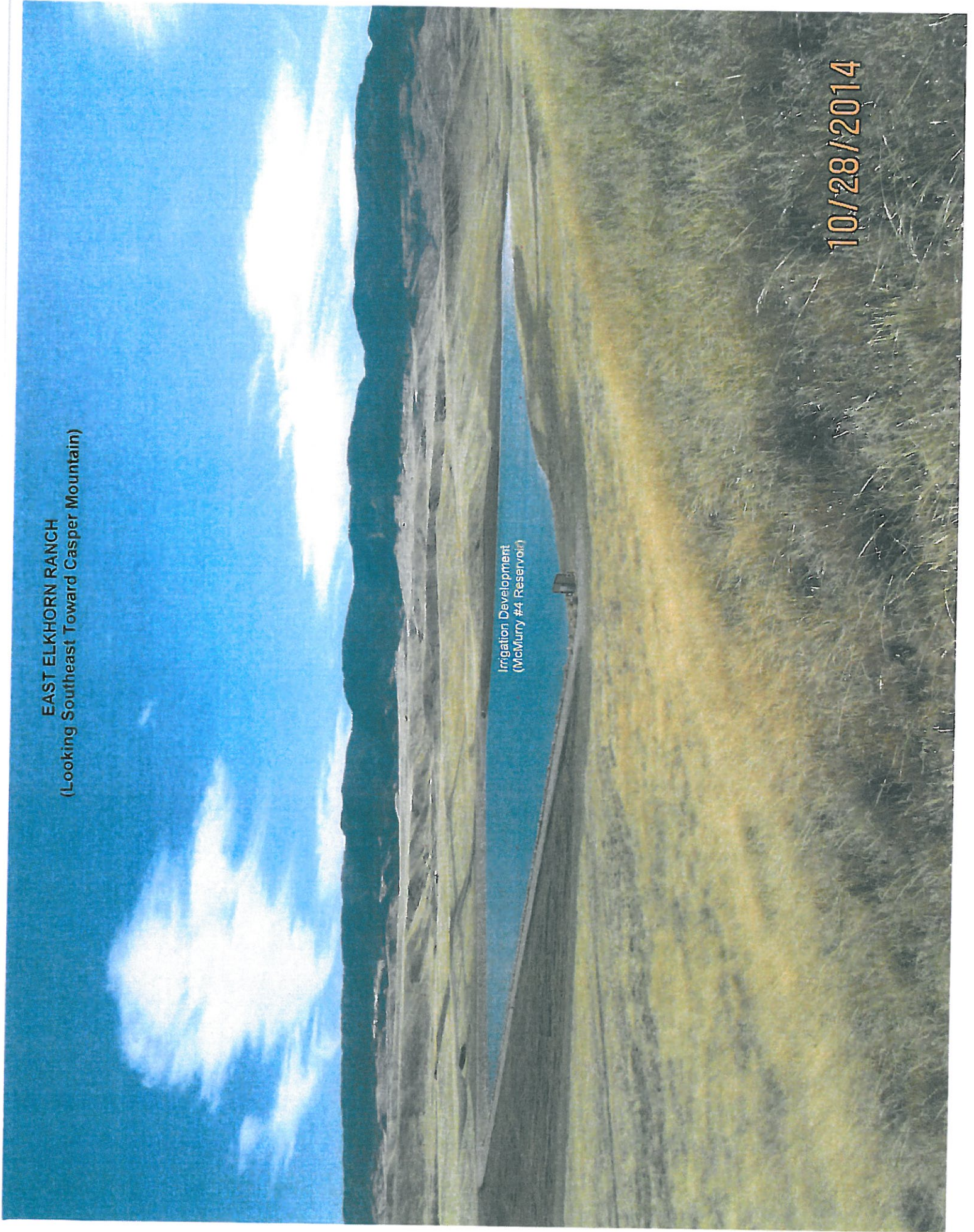




EAST ELKHORN RANCH  
(Looking Southeast Toward Casper Mountain)

Irrigation Development  
(McMurry #4 Reservoir)

10/28/2014





**EAST ELKHORN RANCH  
(Looking West)**

**MR-1 Terrain**



10/28/2014

# 2015 Planning and Zoning Commission Meeting Schedule And Submittal Deadlines

Both the Natrona County Planning and Zoning Commission and the Board of County Commissioners' meeting are public hearings and begin at 5:30 p.m. in the District Courtroom #1 in the Natrona County Courthouse, 200 N. Center St. Casper, Wyoming.

- Special meetings may be scheduled with the consent of the Chairman
- Meeting dates are subject to change.
- All applications will be forwarded to the second Board of County Commissioners meeting following the Planning Commission hearing.

<b>Zone Change and Subdivision Application Deadlines</b>	<b>Conditional Use Permit, Exception and Variance Application Deadlines</b>	<b>Planning and Zoning Commission Meeting Dates</b>
<b>November 25, 2014</b>	<b>December 18, 2015</b>	<b>January 13, 2015</b>
<b>December 22, 2015</b>	<b>January 16, 2015</b>	<b>February 10, 2015</b>
<b>January 19, 2015</b>	<b>February 12, 2015</b>	<b>March 10, 2015</b>
<b>February 23, 2015</b>	<b>March 19, 2015</b>	<b>April 14, 2015</b>
<b>March 23, 2015</b>	<b>April 16, 2015</b>	<b>May 12, 2015</b>
<b>April 20, 2015</b>	<b>May 14, 2015</b>	<b>June 9, 2015</b>
<b>May 18, 2015</b>	<b>June 18, 2015</b>	<b>July 14, 2015</b>
<b>June 22, 2015</b>	<b>July 16, 2015</b>	<b>August 11, 2015</b>
<b>July 20, 2015</b>	<b>August 13, 2015</b>	<b>September 8, 2015</b>
<b>August 24, 2015</b>	<b>September 17, 2015</b>	<b>October 13, 2015</b>
<b>September 21, 2015</b>	<b>October 15, 2015</b>	<b>November 10, 2015</b>
<b>October 19, 2015</b>	<b>November 12, 2015</b>	<b>December 8, 2015</b>
<b>November 23, 2015</b>	<b>December 17, 2015</b>	<b>January 12, 2016</b>

**Major Subdivisions:** a Notice of Intent to Subdivide must be published before the plats can be submitted for comments (see Appendix R of the Natrona County Subdivision Regulations for publication format).